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FIRST SECURITY IDAHO CONSTRUCTION REPORT

FIRST SECURITY BANK OF IDAHO · N.A

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VOLUME 26 SEPTEMBER 1979 Number 9

AUTHORIZED BUILDING PERMIT CONSTRUCTION
54 Major Locations

SEPTEMBER 1979

Building permits issued for residential construction in Idaho in September rose from the previous month and were significantly above year-ago totals. The rapid increase in the cost and reduced availability of mortgage money which occurred in the first three weeks of October will adversly impact the construction industry in the months ahead. In the fourth quarter, interest rates on both construction and long-term mortgage financing are expected to rise even higher. In some instances, it may be difficult to obtain such financing at any price.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 54 major Idaho Locations in September was $50,881,038, or 29.0 percent above 1978. NEW RESIDENTIAL CONSTRUCTION for 905 dwelling units totaled $29,630,046, an increase of 38.6 percent in number and an increase of 39.1 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $13,145,535, was up 91.5 percent above last year, while ALTERATIONS AND REPAIRS totaling $8,105,457 were down 28.2 percent.

CONSTRUCTION VALUES IN 54 MAJOR LOCATIONS IN IDAHO
September and Nine-Months Cumulative 1979

	September	9-Months	Percent Change 1979 from 1978 Sept	9-Mos
Number of Dwelling Units	905	6,718	+38.6	-12.2
Value (dollars)				
Residential	$29,630,046	$227,898,803	+39.1	- 1.8
Nonresidential	13,145,535	100,134,745	+91.5	- 0.6
Alterations & Repairs	8,105,457	87,955,884	-28.2	+ 0.9
TOTAL CONSTRUCTION VALUE	$50,881,038	$415,989,432	+29.0	- 0.9

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS FOR SEPTEMBER 1979

CITY OR AREA	DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	7	$ 31,425	$ -----	$ 13,100	$ 44,525
Coeur d'Alene	102	45	2,337,464	250,000	87,877	2,675,341
Kootenai County Un	48	84	932,172	355,150	227,940	1,515,262
Craigmont	---	1	------	-------	500	500
Grangeville	9	15	652,350	2,350	74,810	729,510
Lewiston	14	110	529,397	65,201	203,219	797,817
Moscow	17	39	637,760	484,550	49,405	1,171,715
Latah Co. Un	8	21	505,380	14,078	33,408	552,866
Orofino	4	11	98,512	500	82,360	181,372
Osburn	---	2	------	2,000	600	2,600
Sandpoint	1	10	34,000	120,000	15,000	169,000
St. Maries	38	9	721,900	-------	14,000	735,900
Benewah County Un	7	9	142,920	-------	5,920	148,840
TOTAL NORTHERN	249	363	6,623,280	1,293,829	808,139	8,725,248
Boise City	181	356	6,071,485	2,703,000	2,166,306	10,940,791
Meridian	17	26	565,690	1,478,197	82,580	2,126,467
Ada County Un	70	70	3,337,561	1,144,647	1,295,165	5,777,373
Caldwell	14	24	435,077	569,526	15,200	1,019,803
Canyon County Un	21	43	1,180,000	254,100	78,500	1,512,600
Nampa	25	43	147,881	5,000	36,389	179,270
Emmett	6	25	170,000	9,340	20,426	199,766
Gooding	---	---	INFORMATION UNAVAILABLE AT PRESS TIME		-----	-------
Hailey	51	22	1,403,976	26,545	26,450	1,456,971
Ketchum	27	35	1,848,966	1,292,000	30,820	3,171,786
Sun Valley	2	13	178,000	368,000	105,500	651,500
Blaine County Un	5	8	289,244	-----	48,000	337,244
Jerome	36	19	852,644	1,531,290	47,950	2,431,884
Mountain Home	6	16	263,000	392,545	27,591	683,136
Payette	3	11	99,450	58,000	43,700	201,150
Shoshone	---	5	-----	8,000	5,329	13,329
Twin Falls City	41	62	1,223,000	137,000	361,751	1,721,751
Twin Falls Co Un	5	6	128,000	26,000	-----	154,000
Weiser	3	26	81,600	65,500	46,420	193,520
TOTAL SOUTHWESTERN	513	810	18,275,574	10,068,690	4,428,077	32,772,341
Blackfoot	8	15	198,000	5,000	11,000	214,000
Bingham County Un	21	37	637,700	75,400	55,300	768,400
Idaho Falls	8	63	285,590	368,000	869,447	1,523,037
Ammon	1	17	65,720	1,700	13,000	80,420
Bonneville Co. Un	15	34	1,278,130	102,042	11,750	1,391,922
Rexburg	5	1	9,000	22,500	5,000	36,500
Rigby	NO PERMITS ISSUED IN SEPTEMBER			-----	-----	-------
Salmon	5	6	62,045	15	8,000	70,060
Lemhi County Un	8	12	71,015	-----	9,015	80,030
St. Anthony	---	3	-------	-----	7,660	7,660
TOTAL EASTERN	71	188	2,607,200	574,657	990,172	4,172,029
American Falls	---	11	-------	3,900	3,250	7,150
Power County Un	1	6	5,600	-----	165,800	171,400
Burley	6	6	224,092	-----	29,000	253,092
Chubbuck	5	15	147,700	-----	83,737	231,437
Montpelier	3	6	123,000	-----	50,500	173,500
Pocatello	26	99	936,900	45,000	1,311,061	2,292,961
Bannock County Un	3	7	105,000	8,000	9,000	122,000
Preston	5	5	65,000	800	91,900	157,700
Franklin County Un	3	3	80,800	-----	-------	80,800
Rupert	13	23	286,860	1,110,329	109,093	1,506,282
Minidoka County Un	5	11	79,040	40,330	22,728	142,098
Soda Springs	2	3	70,000	-----	3,000	73,000
TOTAL SOUTHEASTERN	72	195	2,123,992	1,208,359	1,879,069	5,211,420
TOTAL 54 LOCATIONS	905	1,556	29,630,046	13,145,535	8,105,457	50,881,038

Source: Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS NINE MONTHS CUMULATIVE 1979

CITY OR AREA	DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	4	35	$ 134,425	$ 21,400	$ 84,050	$ 239,875
Coeur d'Alene	656	399	13,701,430	3,416,456	933,035	18,050,921
Kootenai County Un	427	695	11,895,460	2,211,451	2,705,395	16,812,306
Craigmont	3	9	101,000	2,000	15,000	118,000
Grangeville	23	115	1,258,150	32,600	303,075	1,593,825
Lewiston	133	1,006	4,857,898	6,658,871	2,250,432	13,767,201
Moscow	68	279	2,416,973	3,571,729	1,107,999	7,096,701
Latah Co. Un	46	160	2,172,545	537,173	359,743	3,069,461
Orofino	23	72	521,299	447,680	231,576	1,200,555
Osburn	3	31	66,233	58,188	28,380	152,801
Sandpoint	22	89	445,669	556,089	405,569	1,407,327
St. Maries	53	45	1,145,960	646,240	58,000	1,850,200
Benewah County Un	43	61	1,061,105	158,000	114,270	1,333,375
TOTAL NORTHERN	1,504	2,996	39,778,147	18,317,877	8,596,524	66,692,548
Boise City	1,064	3,261	36,486,948	31,879,284	31,924,684	100,290,916
Meridian	262	356	8,253,741	2,278,900	844,942	11,377,583
Ada County Un	881	1,350	35,792,524	5,095,050	17,820,988	58,708,562
Caldwell	213	256	5,748,788	1,675,526	1,487,447	8,911,761
Canyon County Un	255	417	12,526,000	2,553,100	664,150	15,743,250
Nampa	244	459	4,665,841	7,465,925	1,781,320	13,913,086
Emmett	38	239	1,068,750	483,996	426,695	1,979,441
Gooding	3	34	78,450	28,870	154,385	261,705
Hailey	78	117	2,763,695	765,630	137,543	3,666,868
Ketchum	121	110	6,031,224	2,020,056	808,843	8,860,123
Sun Valley	169	115	15,167,000	514,000	348,800	16,029,800
Blaine County Un	60	95	4,079,800	88,648	363,011	4,531,459
Jerome	59	164	1,511,099	2,218,653	381,630	4,111,382
Mountain Home	83	153	3,329,600	1,037,545	264,898	4,632,043
Payette	34	119	1,063,900	221,794	244,233	1,529,927
Shoshone	4	34	337,193	1,212,000	72,163	1,621,356
Twin Falls City	194	361	6,678,790	1,856,356	1,452,724	9,987,870
Twin Falls Co Un	107	146	3,510,000	176,000	163,500	3,849,500
Weiser	47	152	1,119,100	128,328	209,636	1,457,064
TOTAL SOUTHWESTERN	3,916	7,938	150,212,443	61,699,661	59,551,592	271,463,696
Blackfoot	41	142	1,270,500	141,644	546,072	1,958,216
Bingham County Un	164	262	4,794,143	1,064,683	285,600	6,144,426
Idaho Falls	234	463	5,249,414	2,423,700	7,626,585	15,299,699
Ammon	16	70	838,971	1,076,465	73,340	1,988,776
Bonneville Co Un	136	249	3,999,385	785,688	467,600	5,252,673
Rexburg	20	64	468,300	2,108,950	193,350	2,770,600
Rigby	7	15	134,000	3,200	106,200	243,400
Salmon	30	67	505,735	70,165	139,395	715,295
Lemhi County Un	43	80	813,315	116,700	121,065	1,051,080
St. Anthony	10	27	341,900	108,000	27,165	477,065
TOTAL EASTERN	701	1,439	18,415,663	7,899,195	9,586,372	35,901,230
American Falls	7	68	163,400	1,761,039	47,675	1,972,114
Power County Un	20	56	423,049	196,200	375,100	994,349
Burley	45	76	1,237,680	2,383,580	168,762	3,790,022
Chubbuck	53	78	1,560,200	240,745	144,937	1,945,882
Montpelier	6	66	421,000	30,000	106,705	557,705
Pocatello	287	809	9,568,768	3,456,130	6,441,828	19,466,726
Bannock County Un	54	118	1,954,340	1,984,150	119,950	4,058,440
Preston	12	28	382,880	106,381	140,236	629,497
Franklin County Un	18	23	665,100	-------	23,000	688,100
Rupert	35	113	875,380	1,377,067	1,939,361	4,191,808
Minidoka County Un	42	83	1,174,753	495,720	437,742	2,108,215
Soda Springs	18	45	1,066,000	187,000	276,100	1,529,100
TOTAL SOUTHEASTERN	597	1,563	19,492,550	12,218,012	10,221,396	41,931,958
TOTAL 54 LOCATIONS	6,718	13,936	227,898,803	100,134,745	87,955,884	415,989,432

Source: Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS

FOR SEPTEMBER 1978
(revised 10-27-78)

CITY OR AREA	DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	8	$ 34,000	$ 170,000	$ 26,000	$ 230,000
Coeur d'Alene	43	57	1,276,763	220,800	100,726	1,598,289
Kootenai County Un	83	118	1,665,054	838,194	348,288	2,851,536
Craigmont	No Permits Issued During Month of September			------	------	-------
Grangeville	1	17	53,000	2,500	20,850	76,350
Lewiston	7	119	267,084	68,000	195,715	530,799
Moscow	5	33	216,750	39,800	135,774	392,324
Latah County Un	2	11	96,073	14,000	24,548	134,621
Orofino	2	5	46,000	3,500	13,150	62,650
Osburn	---	6	-------	6,600	16,500	23,100
Sandpoint	2	9	50,000	20,000	145,600	215,600
St. Maries	---	6	-------	------	9,050	9,050
Benewah County Un	10	12	137,300	------	4,500	141,800
TOTAL NORTHERN	156	401	3,842,024	1,383,394	1,040,701	6,266,119
Boise City	49	306	2,226,888	1,220,000	3,455,566	6,902,454
Meridian	21	27	489,300	152,150	15,450	656,900
Ada County Un*	85	141	3,405,693	------	3,501,217	6,906,910
Caldwell	23	44	666,740	654,600	123,325	1,444,665
Canyon County Un	17	45	830,000	85,000	56,550	971,550
Nampa	24	50	531,455	270,000	61,337	862,792
Emmett	7	30	195,000	------	38,885	233,885
Gooding	1	8	30,000	------	5,500	35,500
Hailey	11	19	426,396	7,588	10,147	444,131
Ketchum	5	16	224,572	86,130	44,312	355,014
Sun Valley	9	17	744,000	------	179,000	923,000
Blaine County Un	9	12	445,000	3,900	35,000	483,900
Jerome	5	19	141,650	------	494,565	636,215
Mountain Home	6	13	200,300	174,000	3,185	377,485
Payette	7	14	187,500	8,450	3,875	199,825
Shoshone	---	6	-------	------	570,700	570,700
Twin Falls City	22	34	686,900	4,500	97,800	789,200
Twin Falls County Un	9	13	278,000	------	12,000	290,000
Weiser	4	19	52,500	35,000	27,423	114,923
TOTAL SOUTHWESTERN	314	833	11,761,894	2,701,318	8,735,837	23,199,049
Blackfoot	5	17	142,000	4,295	20,762	167,057
Bingham County Un	21	35	597,300	53,245	27,000	677,545
Idaho Falls	17	49	550,330	167,769	222,876	940,975
Ammon	2	6	71,922	------	21,930	93,852
Bonneville County Un	24	38	484,446	182,140	11,400	677,986
Rexburg	3	13	233,000	465,000	36,900	734,900
Rigby	1	3	27,000	------	6,900	33,900
Salmon	1	2	280,000	------	800	280,800
Lemhi County Un	5	5	131,000	------	------	131,000
St. Anthony	15	8	393,000	350,000	18,500	761,500
TOTAL EASTERN	94	176	2,909,998	1,222,449	367,068	4,499,515
American Falls	2	5	97,000	------	346,000	443,000
Power County Un	1	5	62,000	100,000	25,980	187,980
Burley	2	10	55,040	25,000	152,500	232,540
Chubbuck	3	5	80,960	29,000	8,400	118,360
Montpelier	---	2	-------	------	900	900
Pocatello	41	113	1,300,160	390,720	442,284	2,133,164
Bannock County Un	23	20	619,500	843,600	------	1,463,100
Preston	2	4	43,000	18,000	------	61,000
Franklin County Un	1	1	38,000	------	------	38,000
Rupert	5	18	121,781	71,986	23,876	217,643
Minidoka County Un	4	13	168,863	------	139,503	308,366
Soda Springs	5	8	195,000	78,400	6,900	280,300
TOTAL SOUTHEASTERN	89	204	2,781,304	1,556,706	1,146,343	5,484,353
TOTAL 54 LOCATIONS	653	1,614	21,295,220	6,863,867	11,289,949	39,449,036

* Actual building permit valuation for Ada County Unincorporated.
Source: Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS

NINE MONTHS CUMULATIVE 1978
(revised 10-27-78)

CITY OR AREA	DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	4	38	$ 72,500	$ 438,900	$ 179,938	$ 691,338
Coeur d'Alene	268	477	7,568,310	5,848,440	1,109,620	14,526,370
Kootenai County Un	718	1,026	14,388,083	3,831,305	1,776,751	19,996,139
Craigmont	4	12	101,000	240,392	32,980	374,372
Grangeville	18	132	525,175	581,903	258,241	1,365,319
Lewiston	146	1,190	4,779,492	4,956,819	4,854,896	14,591,207
Moscow	55	233	2,561,705	1,120,000	940,156	4,621,861
Latah County Un	53	107	1,917,312	542,679	278,252	2,738,243
Orofino	29	63	981,187	23,365	102,500	1,107,052
Osburn	3	36	56,618	70,405	101,335	228,358
Sandpoint	68	116	1,329,000	380,500	622,268	2,331,768
St. Maries	29	78	708,000	391,150	127,150	1,226,300
Benewah County Un	94	107	1,765,300	173,400	59,300	1,998,000
TOTAL NORTHERN	1,489	3,615	36,753,682	18,599,258	10,443,387	65,796,327
Boise City	1,113	3,332	36,135,762	19,494,997	41,193,963	96,824,722
Meridian	162	239	3,773,133	1,627,545	1,366,303	6,766,981
Ada County Un*	1,290	1,535	47,011,085	3,465,263	13,048,712	63,525,060
Caldwell	204	326	5,105,242	1,482,824	962,469	7,550,535
Canyon County Un	333	480	14,084,900	1,446,350	692,550	16,223,800
Nampa	309	472	4,893,705	2,543,878	1,485,228	8,922,811
Emmett	33	199	819,200	214,821	407,165	1,441,186
Gooding	4	60	51,000	10,000	365,061	426,061
Hailey	40	118	2,017,586	240,989	168,924	2,427,499
Ketchum	69	135	3,638,234	917,603	468,301	5,024,138
Sun Valley	86	105	4,741,002	155,000	495,950	5,391,952
Blaine County Un	82	102	3,795,374	63,000	144,800	4,003,174
Jerome	48	212	1,436,323	278,643	1,193,526	2,908,492
Mountain Home	106	169	2,815,006	776,000	320,387	3,911,393
Payette	63	121	1,446,565	107,200	177,699	1,731,464
Shoshone	2	25	71,500	200,279	601,510	873,289
Twin Falls City	182	306	5,428,124	4,733,231	1,410,171	11,571,526
Twin Falls County Un	144	197	4,446,000	375,000	182,000	5,003,000
Weiser	50	206	1,023,328	502,700	310,203	1,836,231
TOTAL SOUTHWESTERN	4,320	8,339	142,733,069	38,635,323	64,994,922	246,363,314
Blackfoot	107	157	2,380,290	620,367	377,540	3,378,197
Bingham County Un	214	319	7,347,820	1,160,645	314,064	8,822,529
Idaho Falls	403	667	9,844,861	21,043,725	2,507,729	33,396,315
Ammon City	37	67	1,415,504	32,760	116,280	1,564,544
Bonneville County Un	244	397	6,193,845	1,587,670	381,210	8,162,725
Rexburg	83	82	2,313,000	9,959,000	428,100	12,700,100
Rigby	18	29	457,800	35,000	57,900	550,700
Salmon	9	22	446,000	13,000	67,000	526,000
Lemhi County Un	28	39	661,000	65,000	20,300	746,300
St. Anthony	28	54	838,975	499,610	150,775	1,489,360
TOTAL EASTERN	1,171	1,833	31,899,095	35,016,777	4,420,898	71,336,770
American Falls	14	26	471,000	266,000	369,000	1,106,000
Power County Un	15	22	547,000	191,000	33,980	771,980
Burley	31	89	940,830	550,500	1,587,422	3,078,752
Chubbuck	61	82	1,604,004	1,149,288	116,099	2,869,391
Montpelier	18	53	649,500	60,000	75,050	784,550
Pocatello	289	663	8,971,391	3,715,754	4,027,900	16,715,045
Bannock County Un	101	139	3,123,850	1,237,050	74,700	4,435,600
Preston	16	41	513,295	163,800	384,346	1,061,441
Franklin County Un	19	23	745,000	200,000	16,000	961,000
Rupert	55	104	1,251,158	242,487	156,550	1,650,195
Minidoka County Un	39	71	1,236,367	151,652	298,365	1,686,384
Soda Springs	15	39	560,000	520,900	153,820	1,234,720
TOTAL SOUTHEASTERN	673	1,352	20,613,395	8,448,431	7,293,232	36,355,058
TOTAL 54 LOCATIONS	7,653	15,139	231,999,241	100,699,789	87,152,439	419,851,469

* Actual building permit valuation for Ada County Unincorporated.
Source: Compiled by First Security Bank of Idaho, N.A.